



Paragon House, York

- LOCATED JUST OUTSIDE THE CITY WALLS
- TWO DOUBLE BEDROOMED APARTMENT
- EXCELLENT INVESTMENT OPPORTUNITY
- PARKING SPACE
- EPC RATING C

- CLOSE TO CITY CENTRE
- NICELY PRESENTED ON THE FIRST FLOOR
- LOUNGE/DINING ROOM
- COUNCIL TAX BAND C

Asking Price £215,000

Tenure: Leasehold

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Paragon House, York

DESCRIPTION

This property represents an excellent investment/first time buyer opportunity. The very nicely presented two double bedroomed, first floor apartment lies just outside the city walls and has good access to the city centre and all its amenities. Making up part of a popular development of similar properties and benefiting from having its own parking space.

The accommodation which benefits from electric storage heating and UPVC double glazing and briefly comprises, communal entrance door, with entry intercom system, communal hall, stairs and landing, private entrance door, entrance vestibule with built in airing cupboard housing hot water tank, entrance hall, lounge/dining room with wood effect laminate flooring and feature fire place surround, kitchen with fitted base and wall units, integral electric oven four ring hob and matching extractor fan hood, integral dish washer and plumbing for washing machine, two double bedrooms and three piece house bathroom with electric shower and screen over bath, ceramic tiled floor. Outside is a secure parking space.

Tenure Type: Leasehold

Years remaining on lease: 979 years

Service Charge Amount: £1,400.00 per year

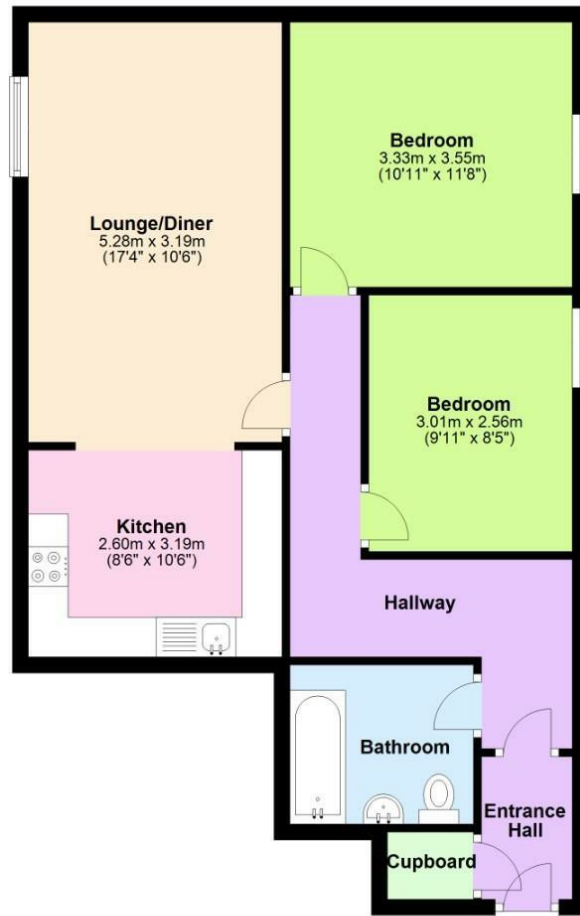
Ground Rent Amount: £250.00 per year

Council Tax Banding: Band C



First Floor

Approx. 63.4 sq. metres (682.0 sq. feet)



Total area: approx. 63.4 sq. metres (682.0 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com <https://www.hunters.com>



Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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